

Agenda Item A14	Committee Date 11 January 2016	Application Number 15/01520/FUL
Application Site 10 Plover Drive Heysham Morecambe Lancashire	Proposal Erection of a single storey front, side and rear extension	
Name of Applicant Ms K. Haddon	Name of Agent Building Plan Services	
Decision Target Date 28 January 2016	Reason For Delay N/A	
Case Officer	Mr Robert Clarke	
Departure	No	
Summary of Recommendation	Approval	

(i) Procedural Matters

The proposed development would normally fall within the scheme of delegation. However, the applicant is an employee of Lancaster City Council, and as such the application must be determined by the Planning Committee.

1.0 The Site and its Surroundings

- 1.1 The property which forms the subject of this application is a semi-detached two-storey property situated on the west side of Plover Drive. The avenue forms part of a modern open plan residential housing estate in the southern part of Heysham. The property is of red brick construction under grey concrete roof tiles. The windows have white uPVC frames.
- 1.2 The properties in the surrounding area are of a similar age and style and are finished with similar materials to that of the subject property. Many properties have front and side driveways which provide off-street parking.
- 1.3 The site is unallocated in the Lancaster District Local Plan proposals map.

2.0 The Proposal

- 2.1 The application proposes the erection of a single-storey side and rear extension. The side extension will extend from the northern elevation of the dwelling up to a maximum of 2.9m. It will also extend forward of the front elevation by 0.7m and a canopy will be constructed across linking with the existing porch. The north elevation of the extension will have a maximum length of 11.98m. The rear extension will extend up to a maximum of 3m from the rear elevation and have a maximum width of 7.7m. The proposed wrap around extension will have a lean to style roof with a maximum height of 3.7m.

3.0 Site History

- 3.1 There is no relevant planning history.

4.0 Consultation Responses

4.1 The following responses have been received from statutory and non-statutory consultees:

Consultee	Response
Parish Council	No response received
County Highways Department	No objection

5.0 Neighbour Representations

5.1 No responses received.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraph **7, 12, 14, 17** – Sustainable Development and Core Principles
Paragraphs **56-64** – Requiring Good Design

6.2 Development Management DPD

DM22 – Vehicle parking provision
DM35 – Key design principles

6.3 Lancaster District Core Strategy (adopted July 2008)

SC1 – Sustainable development
SC5 – Achieving quality in design

7.0 Comment and Analysis

7.1 The key considerations in the assessment of this application are:

- General design and impact on street scene
- Impacts upon residential amenity
- Vehicle parking provision and highway matters

7.2 General design and impact on street scene

The construction of a canopy to the front elevation, which extends from the side extension is seen to effectively marry the extension to the original dwelling. Furthermore, the proposed materials and the use of a lean-to roof is seen to maintain the appearance of the original dwelling. It is deemed that through subservient design and appropriate materials the scheme represents a congruent and acceptable form of development that respects the wider street scene.

7.3 Impacts upon residential amenity

The dwelling is enclosed by a 2m high close-boarded panel fence to the rear and side of the property which is seen to ensure acceptable levels of privacy are maintained for the properties private amenity space and that of nearby occupiers. It is considered that due to the location of neighbouring dwellings, the use of high level windows and intervening boundary treatments, the development will not detrimentally impact residential amenity. Furthermore, the scale of the development ensures that sufficient residual private amenity space is maintained.

7.4 Vehicle parking provision and highway matters

The development will include an attached garage which will maintain a parking space behind the building line, furthermore, the driveway provides a further parking space. As such the development is seen to be acceptable in terms of its impacts on parking provision.

8.0 Planning Obligations

8.1 There are no planning obligations to consider as part of this application.

9.0 Conclusions

9.1 The proposed scheme is seen to be acceptable and congruent in terms of design and the amenities of neighbouring residents. Furthermore, the proposed development is seen to be acceptable in terms of its impacts upon vehicle parking and highway matters. In respect of these matters, the development is in compliance with the relevant Development Plan policies and guidance provided in the NPPF.

Recommendation

That Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard three year time limit
2. Development in accordance with approved plans
3. Materials to match existing

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with the above legislation, the City Council can confirm the following:

Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

Background Papers

None